

LOCAL PLANNING AGENCY

JUNE 11, 2008

1. ROLL CALL

The meeting was called to order at 8:21 p.m. Board members present were Chair Scott McLaughlin, Vice-Chair John Stevens, Philip Busey, John Capozzoli, and Mimi Turin. Also present were Attorney Thomas Moss, Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Ingrid Allen, and Board Secretary Janet Gale recording the meeting.

2. PUBLIC HEARING

Text Amendments

2.1 **WITHDRAWN BY STAFF AT THE JUNE 4, 2008, TOWN COUNCIL MEETING**

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 12, LAND DEVELOPMENT CODE, ARTICLE III. USE REGULATIONS, DIVISION 1. PERMITTED USES, SECTION 12-32 TABLE OF PERMITTED USES AND DIVISION 3. DETAILED USE REGULATIONS, SECTION 12-34. STANDARDS ENUMERATED; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (ZB(TXT) 5-1-08)

Mr. Quigley advised that the ordinance had been withdrawn by Council; however, it had been tabled by this Agency and staff was awaiting instructions on how to proceed.

2.2 AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 12, LAND DEVELOPMENT CODE, ARTICLE III. USE REGULATIONS, DIVISION 1. PERMITTED USES, SECTION 12-32.304 PERMITTED, RESTRICTED AND PROHIBITED USES; AMENDING THE RETAIL, SERVICE, AND ENTERTAINMENT USE GROUP TO ALLOW FAST FOOD RESTAURANTS WITHIN THE GRIFFIN CORRIDOR DISTRICT, EAST/WEST GATEWAY ZONES (EGZ/WGZ) AND DOWNTOWN ZONE (DZ); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (ZB(TXT) 10-2-07)

Mr. Abramson advised that this item had been withdrawn by staff.

2.3 AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, CHAPTER 12, ARTICLE XI, DEVELOPMENT REVIEW PROCEDURES, DIVISION 5, DEVELOPMENT REVIEW REQUIREMENTS, SECTION 12-346, COUNCIL APPROVAL OF DEVELOPMENT REQUESTS, TO INCLUDE PROCESS FOR CONCURRENT DEVELOPMENT APPLICATIONS; PROVIDING FOR INCLUSION IN THE TOWN CODE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (ZB (TXT) 3-3-08)

Mr. Quigley clarified the intent of the ordinance and spoke of the incident which was the impetus for its creation.

Chair McLaughlin did not agree with the purpose of the ordinance. He explained that in the business of development, not all aspects could come together simultaneously. The rezoning request that was reviewed earlier this evening at the Planning and Zoning Board meeting was a prime example of how 'C' could not happen until 'A' and 'B' had been approved in proper order first. Chair McLaughlin's profession helped him to see the adverse side of this proposal. He trusted that staff would recommend to an applicant that they provide backup information and data in order to present a clear picture of their projects when addressing Council.

Mr. Busey asked about the portion of the ordinance which addressed exemptions and if a developer could be exempt from "this rule." Mr. Quigley responded affirmatively; however, it would be necessary that the developer apply and appear before Council in order to be granted an exemption. Following that step and if an exemption were to be approved, they could present their applications individually for processing.

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Chair McLaughlin asked if anyone wished to speak for or against this item. As no one spoke, the public hearing was closed.

Mr. Busey and Vice-Chair Stevens expressed their agreement with Chair McLaughlin and could not see the necessity of the ordinance. Agency members discussed their viewpoints and reached a consensus.

Vice-Chair Stevens made a motion, seconded by Ms. Turin, to deny. In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Steven – yes; Mr. Busey – yes; Mr. Capozzoli – yes; Ms. Turin – yes. **(Motion carried 5-0)**

3. OLD BUSINESS

There was no old business discussed.

4. NEW BUSINESS

4.1 Comprehensive Plan Workshop Update – Iler Planning Group

Ms. Allen advised that the Town was required by the State to assess its Comprehensive Plan every five-to-seven years in the form of an Evaluation & Appraisal Report (EAR). The EAR was found to be in compliance by the Department of Community Affairs in 2006. The next step in the assessment of the Comprehensive Plan was to take the EAR recommendations and incorporate them into the Comprehensive Plan in the form of goals, objectives and policies of the Town. These were expressed in the areas of future land use, transportation, utilities, housing, public school facilities element, parks, recreation and conservation, intergovernmental coordination, and capital improvements. The Town had gone a step further and was not only considering this an EAR based amendment, but actually a Comprehensive Plan update in order to revamp the Comprehensive Plan.

Ms. Allen introduced Martin Schneider and Todd Miller, representing the Iler Planning Group, which had been hired by the Town to coordinate the Comprehensive Plan update.

Mr. Schneider indicated that the purpose of the workshop was to go over the policies rather than making corrections to the verbiage of the document. He indicated that Mr. Miller would provide the different elements where revisions had been made.

Mr. Miller highlighted the new and amended policies of the Comprehensive Plan. He discussed the significant changes that had been made to the major elements of the EAR. When the presentation was complete, both Mr. Schneider and Mr. Miller answered questions and discussed Agency members' concerns.

Ms. Allen made notes of the Agency's recommendations such as having the Comprehensive Plan on the website before 2010; to indicate the dates of annexations on Table 4 of page 1-13; that the South Florida Education Complex tri-rail shuttle route be shown on the map; that the data did not include noting bus stops; and that there was a policy to interconnect equestrian and recreational trails. She advised that this item would come back before the Agency in a public hearing. Mr. Quigley asked that Agency members contact staff should they have any questions or recommendations.

5. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 9:16 p.m.

Date Approved: _____

Chair/Agency Member